

COA # 2014-COA-058 Part A (CAMA) 2014-COA-058 Part B (CAMA) 2014-VHP-008		INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date AUG. 6, 2014
748 Massachusetts Ave and 658 E. St. Clair Street CHATHAM-ARCH/ MASSACHUSETTS AVE			Continued from: July 2, 2014
Applicant & mailing address:	Firefighters Credit Union, and Indianapolis Metropolitan Professional Firefighters Local 416 Represented by Brian J. Tuohy, Attorney 50 S. Meridian Street Suite 700 Indianapolis, IN 46204		Center Twp. Council District: 9 Joseph Simpson
Owner:	Indianapolis Metropolitan Professional Firefighters Local 416 748 Massachusetts Ave. Indianapolis, IN 46204		
COMBINED CASES			
IHPC COA:	2014-COA-058 Part A (CAMA)	748 MASSACHUSETTS AVE.: <ul style="list-style-type: none">• Construction of Firefighters Credit Union office and banking structure on a portion of 748 Massachusetts Ave• Construction of a 2-story office building addition for the Indianapolis Professional Firefighters' Union Local 416 and plaza on the northeast portion of 748 Massachusetts Ave (connected to the existing historic building)• Site improvements, including a plaza at northeast end of site.• Variances of development standards.	
IHPC COA:	2014-COA-058 Part B (CAMA)	658 ST. CLAIR ST.: <ul style="list-style-type: none">• Installation of a paved and landscaped parking lot.• Restoration of alley along west side of 658 St. Clair St. site.• Improvements to the St. Clair Street right-of-way• Variances of development standards.	
Variances:	2014-VHP-008 Part A	748 MASSACHUSETTS AVE.: <u>Variance of Development Standards of the C-4 zoning ordinance to:</u> <ul style="list-style-type: none">• Legally establish the existing front transitional yard along St. Clair St. (less than 20 ft.)• Legally establish the existing west side transitional yard (less than 10 ft.)• Allow for a drive through abutting a protected district and being less than 100 ft. from a protected district.• Allow fewer parking spaces than required for the proposed and existing uses at 748 Massachusetts Avenue.	
Variances:	2014-VHP-008 Part B	658 ST. CLAIR ST.: <u>Variance of Development Standards of the C-4 zoning ordinance to:</u> <ul style="list-style-type: none">• Allow for the front transitional yard along Arch St. to be less than 20 ft.• Allow for the west side transitional yard to be less than 10 ft.• Allow for less front yard along College Ave. than required (70 ft. from the centerline)	
STAFF RECOMMENDATIONS: Continue to the September 3, 2014 IHPC Hearing			
The applicant is requesting a continuance to the September 3, 2014 IHPC hearing.			
Staff Reviewer: Meg Purnsley			